

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Hillsmere Road; 112 feet N of
the c/l of Kerry Road
2nd Election District
4th Councilmanic District
(3302 Hillsmere Road)

Edward and Eleanor English
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0103-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Edward and Eleanor English for property located at 3302 Hillsmere Road. The variance request is from Section 1B02.3.A.2 (1-7-55 Section III A Residential) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (sunroom) with a side yard setback of 3.5 feet and a covered open projection (deck) with a side yard setback of 3 feet in lieu of the minimum required 7 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a 10 foot x 12 foot patio room with a 10 foot x 8 foot covered deck on the side of the dwelling. Petitioners desire to replace an existing covered deck. There is an existing door at this location that leads to the patio room/deck. The dwelling was constructed off-center on the property and close to the left side property line. The proposed location of the patio room and covered deck is the only place on the house where the improvements can be constructed, as the rear and other side of the home contain bedrooms and bathrooms.

10-22-09
[Signature]

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 4, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

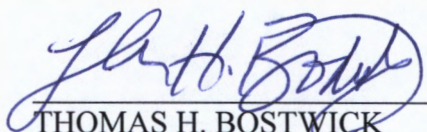
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of October, 2009 that a variance from Section 1B02.3.A.2 (1-7-55 Section III A Residential) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (sunroom) with a side yard setback of 3.5 feet and a covered open projection (deck) with a side yard setback of 3 feet in lieu of the minimum required 7 feet, respectively is hereby GRANTED, subject to the following:

10-22-09
[Signature]

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

10-22-09
ph



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 22, 2009

EDWARD AND ELEANOR ENGLISH
3302 HILLSMERE ROAD
BALTIMORE MD 21207

Re: Petition for Administrative Variance
Case No. 2010-0103-A
Property: 3302 Hillsmere Road

Dear Mr. and Mrs. English:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Handwritten signature of Thomas H. Bostwick.
THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Dave McMahon, 7110 Golden Ring Road, Baltimore MD 21221



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3302 Hillsmere Rd
which is presently zoned DR 5.5

Old A residential

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3A .2. BCZR (1/7/55 SECT. III "A" RES.)

TO PERMIT AN ADDITION (SUNROOM) WITH A SIDE YARD SETBACK OF 3.5- FEET AND A COVERED OPEN PROTECTION (DECK) WITH A SIDE YARD SETBACK OF 3- FEET IN LIEU OF THE MINIMUM REQUIRED 7- FEET, RESPECTIVELY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Edward English
Name - Type or Print _____
Signature Edward English
Eleanor English
Name - Type or Print _____
Signature Eleanor English
3302 Hillsmere Rd (410) 298-4231
Address _____ Telephone No. _____
Baltimore MD 21207
City State Zip Code

Representative to be Contacted:

Dave McMahon
Name _____
7110 Golden Ring Rd (410) 780-0062
Address _____ Telephone No. _____
Baltimore MD 21221
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2010-0103-A

Reviewed By D.T. Date 9/23/09

REV 10/25/01

Estimated Posting Date 10/4/09

10-22-09

ms

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3302 Hillsmere Rd.

Address

Baltimore

City

MD
State

21207

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We would like to construct a (10'x12') patio room with a (10'x8') covered deck on the side of our home. Our hardship is that we can not meet the required 7ft side property to structure set back. This is due to the fact that our house is built off center to our lot. With the irregular shape of our lot with a front property line of 68.04ft. A rear property line of 55.15ft and with side property lines being 103ft and 104ft. respectively. Our house was constructed only 15ft from the front corner of our house to the left property line. Leaving 20 feet from the other front corner to the opposite property line. If the house was constructed in the center of the property this would nullified any need for a variation with the same size structures. The proposed location of the patio room and covered deck is the only place on our house we can construct the addition seeing we will be replacing an existing covered deck. There is a door at this location, and the opposite side and the rear of the house consisted of our bed and bathrooms. We can not construct the room any closer to the front of the house being there is an existing window and driveway. Therefore we are asking for a side setback variance of 3.5' in lieu of the required 7ft.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Edward English

Signature

Edward English

Name - Type or Print

Eleanor English

Signature

Eleanor English

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of Sept, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

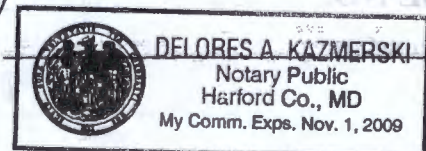
Edward + Eleanor English

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Delores Kazmerski
Notary Public

My Commission Expires



Zoning Description
3302 Hillsmere Rd.

Beginning at a point on the west side of Hillsmere Rd. which is 50 ft. wide at the distance of 112 ft. north of the centerline of the nearest improved intersecting street Kerry Rd which is 50ft. wide.

*Being lot #11, Block#B in the subdivision of Windsor Farms as recorded in the Baltimore county Plat Book #23, Folio #126, containing 6,334.00 SF. Also known as 3302 Hillsmere Road. and located in the 2nd election district, 4th Councilmanic District.

2010-0103-A

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2010-0103-A

Petitioner: ENGLISH

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. + MRS. EDWARD ENGLISH

Address: 3302 HILLSMERE RD.

BALTO. MD 21207

Telephone Number: 410-298-4231

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010 0103 -A

Address 3302 HILLSMERE RD.

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/23/09

Posting Date: 10/4/09

Closing Date: 10/19/09

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2010 0103 -A

Address 3302 HILLSMERE RD.

Petitioner's Name ENGLISH

Telephone 410-298-4231

Posting Date: 10/4/09

Closing Date: 10/19/09

Wording for Sign: To Permit AN ADDITION (SUNROOM) ~~AND~~ WITH A SIDE YARD

SETBACK OF 3.5-FEET AND A COVERED OPEN PROTECTION (DECK) WITH
A SIDE YARD SETBACK OF 3-FEET IN NEU OF THE MINIMUM REQUIRED
7-FEET, RESPECTIVELY.

WCR - Revised 7/7/08

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 15712

Date: 7/29/09

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	506	0000		4150					65.00

Total: 65.00

Rec From: CHAMPION WINDOW CO

For: 2010-0103-A
3302 HILLSMERE R

D THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: 2010-0103-A

Petitioner/Developer: __

English

Date of Hearing/closing: October 19, 2009

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn; Kristin Matthews;

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at, _____
3302 Hillsmere Road

The sign(s) were posted on Oct. 4 2009
(Month, Day, Year)

Sincerely,

Robert Black Oct. 7, 2009

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #2010-0103-A

TO PERMIT AN ADDITION (SUNROOM) WITH A SIDE YARD
SETBACK OF 3.5 FEET AND A COVERED OPEN PROTECTION (DECK)
WITH A SIDE YARD SETBACK OF 3 FEET IN LIEU OF THE MINIMUM
REQUIRED 7 FEET RESPECTIVELY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1) BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 10-19-09

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

October 19, 2009

Edward & Eleanor English
3302 Hillsmere Rd.
Baltimore, MD 21207

Dear: Edward & Eleanor English

RE: Case Number 2010-0103-A, 3302 Hillsmere Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 23, 2009. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Dave McMahon; 7110 Golden Ring Rd.; Baltimore, MD 21221

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 20, 2009

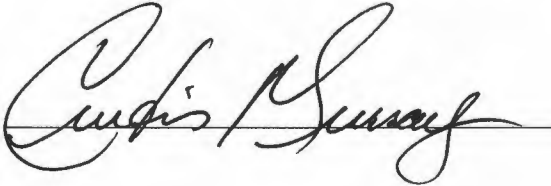
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

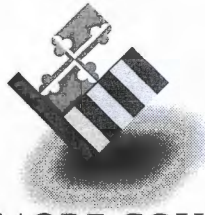
SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-103- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dave Green in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

A handwritten signature in black ink, appearing to read "Curtis Green", written over a horizontal line.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 5. 2009

ItemNumbers

0006,0034,0088,0096,0097,0098,0099,0100,0102,0103,0104,0106,0107,0108,0109,0111,0113 and 0115

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: October 9, 2009

FROM: Dennis A. ^{DAK}Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2009
Item Nos. 10-006, 034, 096, 097, 098, 099, 100, 101,
102, 103, 104, 105, 106, 107, 108, 109, 113 and 115

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-10192009.b -NO COMMENTS.doc

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 7, 2009

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2010-0103-A
3302 HILLSMERE RD
ENGLISH PROPERTY
ADMIN. VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0103-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink that reads "Steven D. Foster".

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

Patricia Zook - Case 2010-0103-A - comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 10/21/2009 2:45 PM
Subject: Case 2010-0103-A - comments needed

Curtis -

We have an administrative variance that needs Planning comments:

CASE NUMBER: 2010-0103-A

3302 Hillsmere Road

Location: W side of Hillsmere Road; 112 feet N of the c/l of Kerry Road.

2nd Election District, 4th Councilmanic District

Legal Owner: Edward and Eleanor English

Closing Date: 10/19/2009

ADMINISTRATIVE VARIANCE To permit an addition (sunroom) with a side yard setback of 3.5 feet and a covered open projection (deck) with a side yard setback of 3 feet in lieu of the minimum required 7 feet, respectively.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

2010-0103-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 02 Account Number - 0202201250

Owner Information

Owner Name: ENGLISH EDWARD **Use:** RESIDENTIAL
 ENGLISH ELEANOR **Principal Residence:** YES
Mailing Address: 3302 HILLSMERE RD **Deed Reference:** 1) / 5718/ 812
 BALTIMORE MD 21207 2)

Location & Structure Information

Premises Address **Legal Description**
 3302 HILLSMERE RD WINDSOR FARMS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
88	7	379				B	11	1	Plat Ref: 23/ 126

Special Tax Areas **Town Ad Valorem Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	1,050 SF	6,334.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	75,330	75,330		
Improvements:	109,410	109,410		
Total:	184,740	184,740	184,740	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: BECKER ALVIN	Date: 01/21/1977	Price: \$36,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5718/ 812	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Location of proposed patio room and covered deck (to replace existing, not to extended further toward the side property line)



View of opposite side of house toward 3304 Hillsmire



View of the rear yard of 3317 Kerry Rd



View of full side of property of 3302 Hillsmere Rd



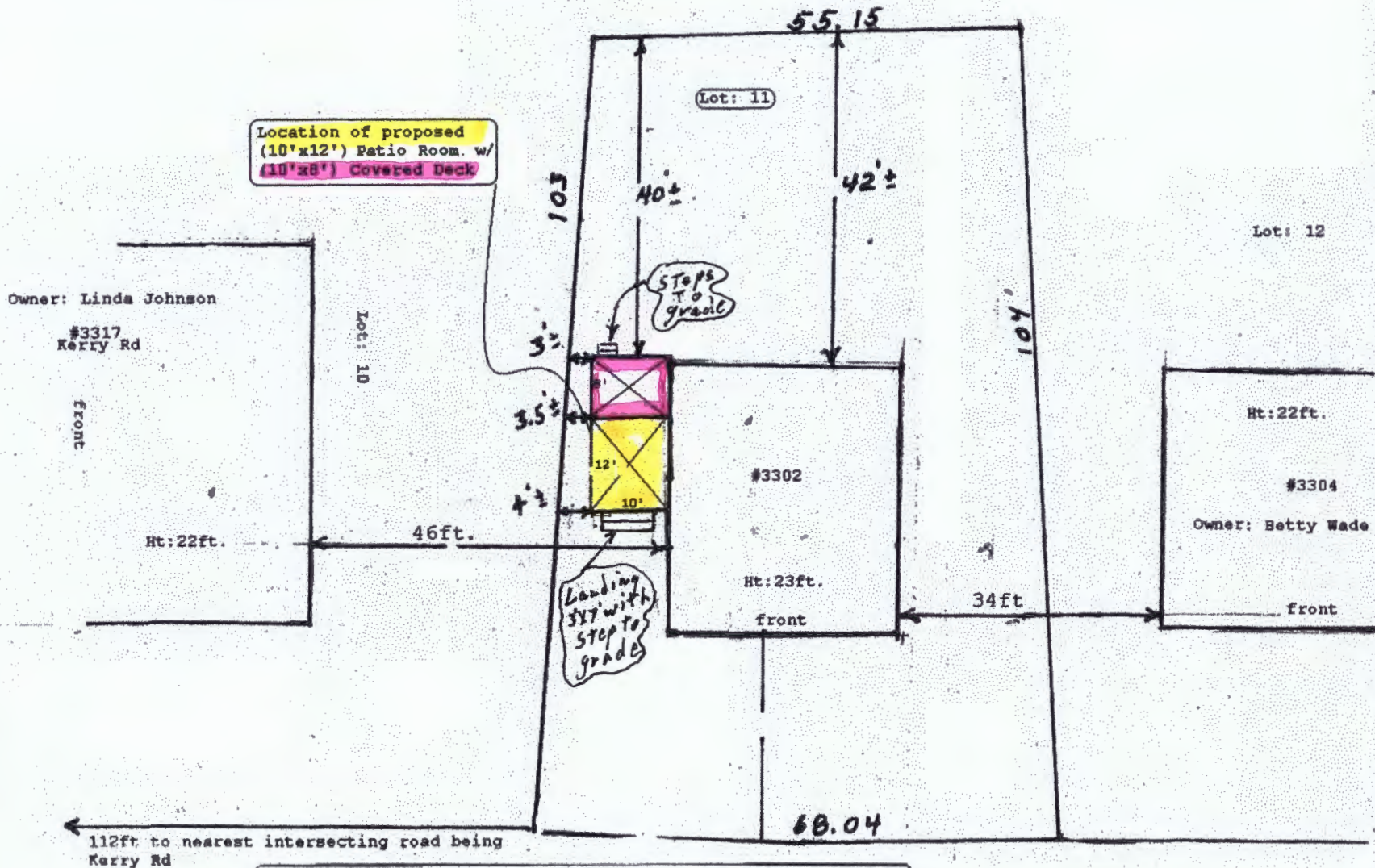
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 3302 Hillsmere Rd

SUBDIVISION NAME Windsor Farms

PLAT BOOK # 23 FOLIO # 126 LOT # 11 SECTION #

OWNER English, Edward & Eleanor



NORTH

Prepared by: Gerard Andersen Scale: 1"=20'



LO
ELECTION
COUNCILM
1"=200' S
ZONING
LOT SIZE

SEW
WAT

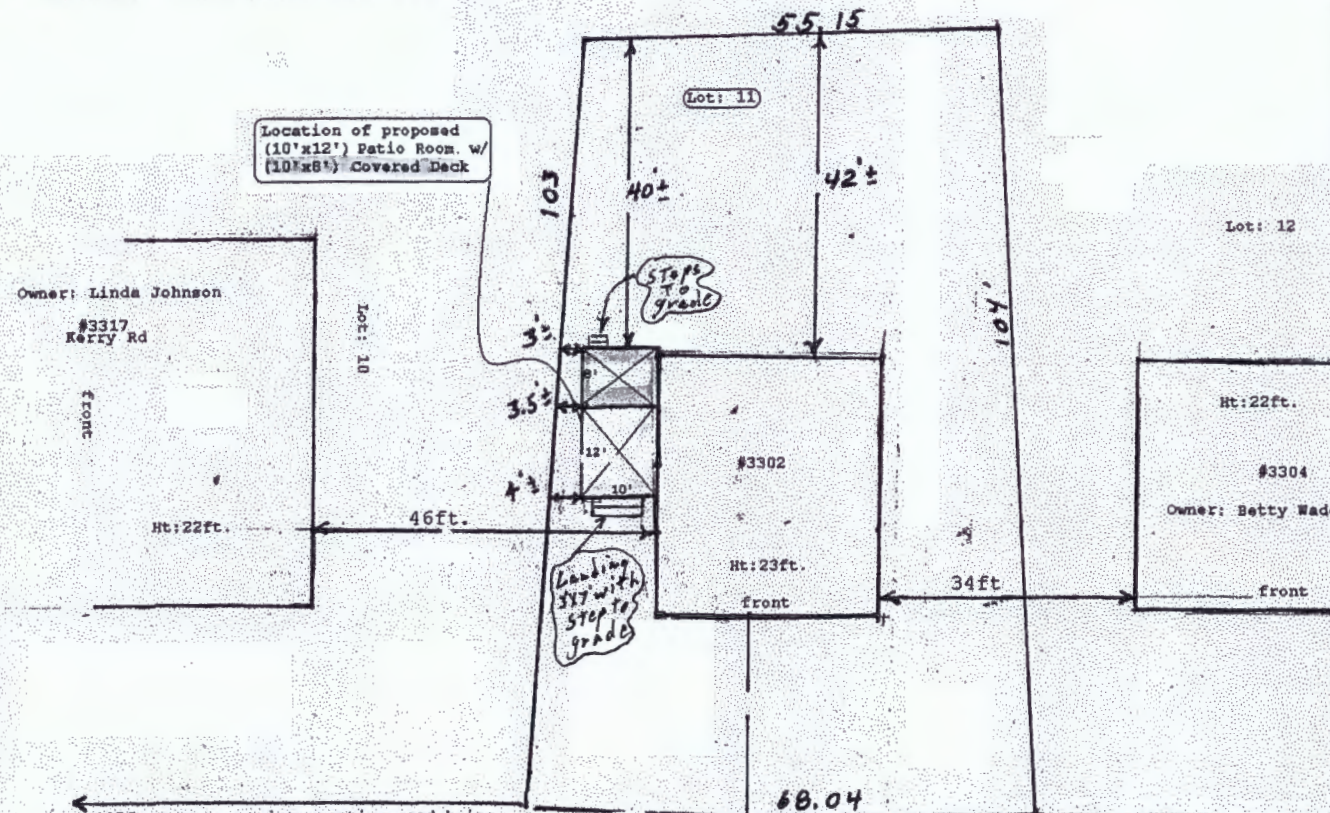
CHESAPEA
CRITICA
TOP YEAR
HISTORIC
BUILDING
PRIOR ZON

ZON
REVIEWED B

D.T.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 3302 Hillsmere Rd
 SUBDIVISION NAME Windsor Farms
 PLAT BOOK # 23 FOLIO # 126 LOT # 11 SECTION #
 OWNER English, Edward & Eleanor



LOCATION INFORMATION

ELECTION DISTRICT 2nd
 COUNCILMANIC DISTRICT 4th
 1"=200' SCALE MAP # 088A1
 ZONING Dr 5.5 (old A)
 LOT SIZE 6,334
 ACRESAGE
 SQUARE FEET
 SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ ☐
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
 100 YEAR FLOOD PLAIN ☐ ☒
 HISTORIC PROPERTY/BUILDING ☐ ☒
 PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # DATE
 DT. 103 2010-0103-A

Prepared by: Gerard Andersen Scale: 1"=20'

